

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Anjaneyulu Uppala  
Debtor

Case No. 17-02392-RNO  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0314-5

User: AutoDocke  
Form ID: pdf010

Page 1 of 1  
Total Noticed: 5

Date Rcvd: Jan 28, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 30, 2020.

4931387 +Fidelity Deposit & Discount Bank, 338 N. Washington St., Scranton, PA 18503-1554  
4931386 +Fidelity Deposit & Discount Bank, 101 N. Blakely St., Dunmore, PA 18512-1900  
4931389 +First National Bank of Pennsylvania, One North Shore Center, 12 Federal St., Suite 105,  
Pittsburgh, PA 15212-5753  
4942687 +Itria Ventures LLC, c/o John J. Winter, Esquire, The Chartwell Law Offices, LLP,  
970 Rittenhouse Road, Suite 300, Eagleville, PA 19403-2265  
4931398 #+LA Commercial Services, LLC, 1006 Pittston Ave., Scranton, PA 18505-4109

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

cr\* +Itria Ventures LLC, c/o John J. Winter, Esquire, The Chartwell Law Offices, LLP,  
970 Rittenhouse Road, Suite 300, Eagleville, PA 19403-2265  
4942689\* +Itria Ventures LLC, c/o John J. Winter, Esquire, The Chartwell Law Offices, LLP,  
970 Rittenhouse Road, Suite 300, Eagleville, PA 19403-2265

TOTALS: 0, \* 2, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 30, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 28, 2020 at the address(es) listed below:

Brian C Nicholas on behalf of Creditor M&T BANK bnicholas@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
C. Stephen Gurdin, Jr on behalf of Plaintiff Anjaneyulu Uppala Stephen@gurdinlaw.com,  
michelle@gurdinlaw.com  
C. Stephen Gurdin, Jr on behalf of Debtor 1 Anjaneyulu Uppala Stephen@gurdinlaw.com,  
michelle@gurdinlaw.com  
Charles J DeHart, III (Trustee) TWecf@pamd13trustee.com  
David Schwager on behalf of Creditor Fairway Consumer Discount Company des@csmlawoffices.com,  
dschwagr@epix.net  
David J. Harris on behalf of Creditor Liberty Truck Center, Inc.  
dh@lawofficeofdavidharris.com, davidharrisesign@gmail.com  
Edwin A Abrahamsen on behalf of Creditor LA Commercial, LLC nabrahamsen@law-aca.com,  
jguida@law-aca.com  
James Warmbrodt on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com  
John J Winter on behalf of Creditor Itria Ventures LLC jwinter@chartwellllaw.com,  
amccclinton@chartwellllaw.com  
Mark J. Conway on behalf of Creditor Santarelli & Sons Oil Co., Inc. info@mjconwaylaw.com,  
connie@mjconwaylaw.com/mjc@mjconwaylaw.com  
Rocco G. Haertter on behalf of Creditor The Fidelity Deposit and Discount Bank  
Rocco.Haertter@outlook.com  
United States Trustee ustpregion03.ha.ecf@usdoj.gov  
William E. Craig on behalf of Creditor Mercedes-Benz Financial Services USA LLC  
ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
William E. Craig on behalf of Creditor Santander Consumer USA Inc. ecfmail@mortoncraig.com,  
mortoncraigecf@gmail.com

TOTAL: 14

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	CHAPTER 13
ANJANEYULU UPPALA	:	
	:	
Debtor(s)	:	CASE NO. 5:17-bk-02392
	:	
	:	
IN RE:	:	
ANJANEYULU UPPALA	:	
	:	
Movant(s)	:	Debtors' motion for
	:	free and clear sale of
	:	437 Railroad Ave.
	:	Scranton, Lackawanna
	:	County, PA to
FIDELITY DEPOSIT & DISCOUNT BANK	:	Hebron Housing <u>Development</u>
LA COMMERCIAL SERVICES, LLC	:	LLC for a price of
ITRIA VENTURES, LLC	:	\$22,000.00
FIRST NATIONAL BANK OF PENNSYLVANIA	:	
CHARLES J. DEHART, III , Trustee	:	
	:	
Respondent(s)	:	

ORDER AUTHORIZING SALE OF REAL ESTATE  
FREE AND CLEAR OF LIENS AND ENCUMBRANCES

AT WILKES-BARRE IN SAID DISTRICT, Upon Motion of ANJANEYULU UPPALA , Debtor(s), TO SELL REAL ESTATE FREE AND CLEAR OF LIENS AND ENCUMBRANCES, as to certain real property located at 437 Railroad Ave., Scranton, Lackawanna County, Pennsylvania, to Hebron Housing Development for a price of \$22,000.00 (the Price) and it appearing that is in the best interests of the estate, Notice having been given and no Objections having been made and certification thereof having been filed, and after due consideration, it is ORDERED that:

a. Debtor is authorized to Sell the following Property of the Estate Free and Clear of Liens and Encumbrances: 437 Railroad Ave., Scranton, Lackawanna County, Pennsylvania, to Hebron Housing Development, LLC for a price of \$22,000.00 (the Price) subject to real estate commissions of 4% to ERA ONE SOURCE REALTY, PECKVILLE and Antonia Castelli Walsh, PA licensed broker, license RS337277, (collectively the Marketing Agent), and usual, customary and reasonable costs and adjustments of closing, which shall be adjustments for transfer tax, real estate tax, school tax, other taxes and or lawful charges, if any lawfully imposed by any County, Municipality, or Subdivision, Agency or Board thereof, the Marketing Agent's commission, sewer and water rent, incidental charges of the Recorder and the closing agent, if any, charged to Seller.

b. The Marketing agent to be paid a commission of 4% at closing;

c. The sale to be free and clear of all liens and encumbrances relating to the Property, with all such liens and encumbrances to attach to the net proceeds of the sale remaining after the payment of the Marketing Agent's commission, and the reasonable and necessary costs and adjustments of closing as setforth above;

e. Any funds remaining disbursement to the taxing agencies to be distributed to Fidelity Deposit and Discount Bank and applied to the loan(s) secured by the Property in accordance with the contract documents and applicable State and Federal law.

f. The balance after payment of the above to the lien holders in their order of priority according to State Law and Bankruptcy Code.

Dated: January 28, 2020

By the Court,

A handwritten signature in black ink, reading "Robert N. Opel II". The signature is written in a cursive, stylized font. The "R" is large and loops around the "o". The "N" is tall and narrow. The "Opel" is written in a fluid, connected script. The "II" is written as two vertical strokes.

Robert N. Opel, II, Bankruptcy Judge <sup>BI</sup>